

CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT
9/23/2015 – 10/13/2016
BIM / TDM



Location: 2101 South Broadway Street
Petitioner: Little Rock Downtown Neighborhood Association
Complaint: Demolition by Neglect (deferred from October 15, 2015)

Description: This complaint, brought by the Little Rock Downtown Neighborhood Association, alleges that the structure located at 2101 South Broadway is being demolished by neglect.

*****See Updates on Pages 2 and 12-14*****

Historic Significance: Built circa 1896 in the Queen Anne style (likely as a 'twin' of the house immediately to the south) the Rothschild House at 2101 Broadway was the home of Solomon Rothschild, a traveling salesman from about 1899 until 1945. A 1982 QQA narrative indicates that Neighborhood Housing Services used the structure at that time, and by 1985 it was the home of VideoSoft, Inc., a company that produced taped computer programming workshops (in VHS, Betamax and U-Matic). The current owner acquired the property in 1996 and conducted extensive repairs following the home's near destruction by the 1999 tornado. (A small two-story brick apartment building, along with a one-story garage, both built at the rear of the property around 1920, were split off on a separate parcel sometime after 1950 and demolished following the tornado.) The property is listed in the National Register of Historic Places as a contributing resource in the Governor's Mansion Historic District.

Previous Action: Staff issued a use permit in 1985 to VideoSoft. Several permits have been issued over the years for exterior repair, including one in 2013 to the current owner to repair siding and porch boards, though it appears that this work was never begun. **Update:** Staff issued another permit to the owner on 9/24/2015 for exterior rehab.

Zoning: This property is located in Zone "N", Neighborhood Residential & Commercial. This hybrid zone, located primarily along the Mansion Area's transportation corridors, allows for some quiet commercial uses in a traditionally residential context.

Review Standards for Demolition by Neglect:

Capitol Zoning District Commission Rule, Section 2-107. B.

B. Demolition by neglect shall be defined as neglect in the maintenance of any building or improvements resulting in any one or more of the following:

1. The deterioration of a building to the extent that it creates or permits a hazardous or unsafe condition as determined by the City of Little Rock.
2. The deterioration of a building(s) characterized by one or more of the following:
 - a. Those buildings which have parts thereof which are so attached that they may fall and injure members of the public or property.
 - b. Deteriorated floor supports or floor supports insufficient to carry imposed loads with safety.
 - c. Members of walls, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
 - d. Members of walls or other vertical supports that are insufficient to carry imposed loads with safety.
 - e. Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
 - f. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are insufficient to carry imposed loads with safety.
 - g. Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
 - h. Any fault, defect, or condition in the building which renders the same structurally unsafe or not properly watertight.

On a visit to the property, staff observed several instances of deferred maintenance, but does not believe the property is, on the whole, characterized by any of the items listed above at this time.

Neighborhood Reaction: The Little Rock Downtown Neighborhood Association has filed a formal complaint regarding this property's deteriorated condition.

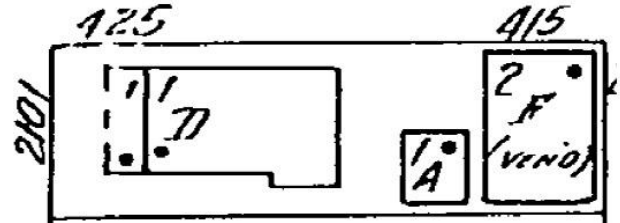
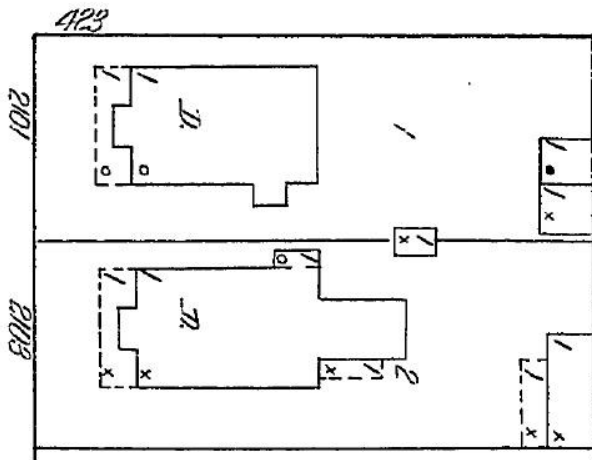
Staff Recommendation: While staff still believes that the level of deterioration does not meet the definition of demolition by neglect at this time, staff also believes that the deterioration will only worsen if not addressed soon. Therefore, staff recommends that the demolition-by-neglect determination be **deferred** for one year to give the property owner an opportunity to perform basic maintenance work.

Design Review Committee Recommendation: Committee members voted unanimously to agree with staff. Several noted that repair work appears to be actively underway. (Staff issued a permit for exterior repairs on 9/24/2015.)

The **Mansion Area Advisory Committee** also voted unanimously to agree with staff that the determination should be **deferred** for one year.

*****UPDATE- 10-13-2016***** The Commission voted unanimously at its October 15, 2015, meeting to defer making a finding of demolition by neglect for 12 months. Staff inspected the property on October 13, 2016, and observed evidence of repairs having been made to siding and trim. The main areas of concern remaining include rotten porch boards in need of replacement, a lack of front steps, poor foundation quality under the north wall, historic architectural detail missing from the gables above the front porch, several areas of unpainted wood, and the presence of work boards and brackets on the roof. Staff recommends that the demolition-by-neglect determination be **deferred** for another six months to give the property owner an opportunity to address these areas of concern.

Details from Sanborn Fire Insurance Co. maps



1939 & 1950 – the two buildings at the rear of the property were demolished after the tornado

1913 – note the similarities between 2101 & 2103

Archive photos of property



1987

Archive photos of property (cont.)



1998



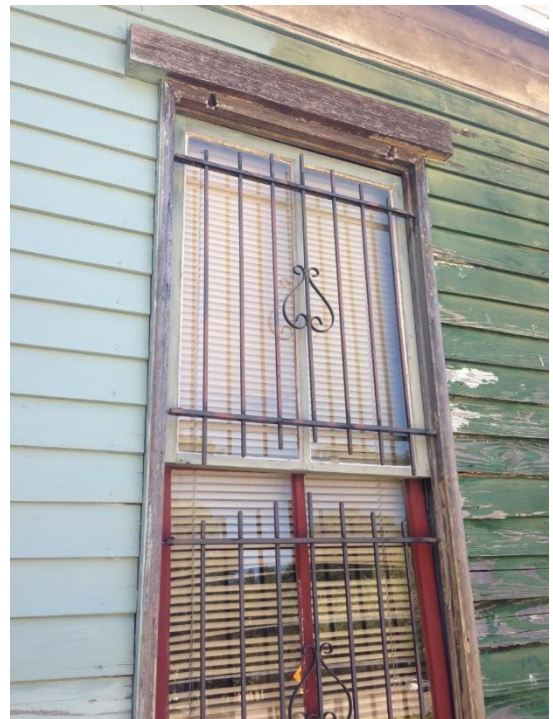
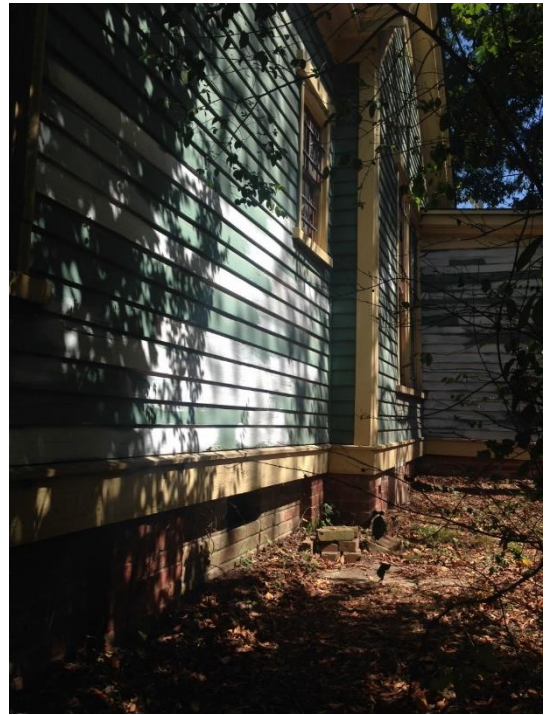
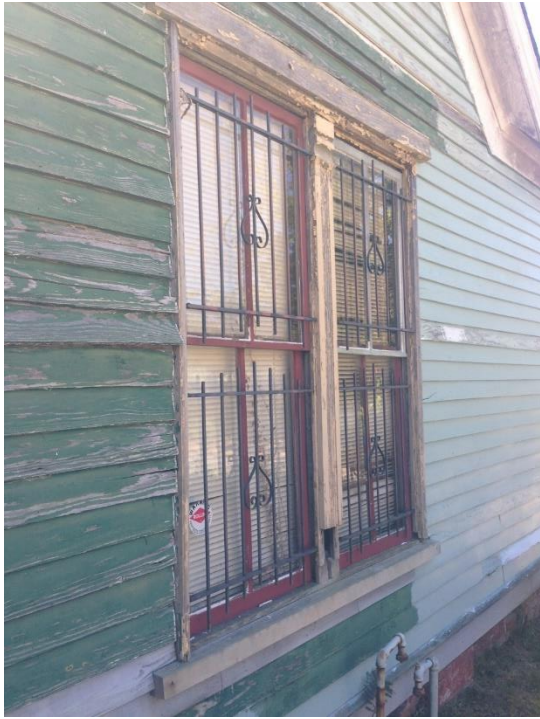
1999

Photos of property from Sept. 22, 2015











Updated photos from 10-9-2015 showing recent rehab work





October, 2016 Updates

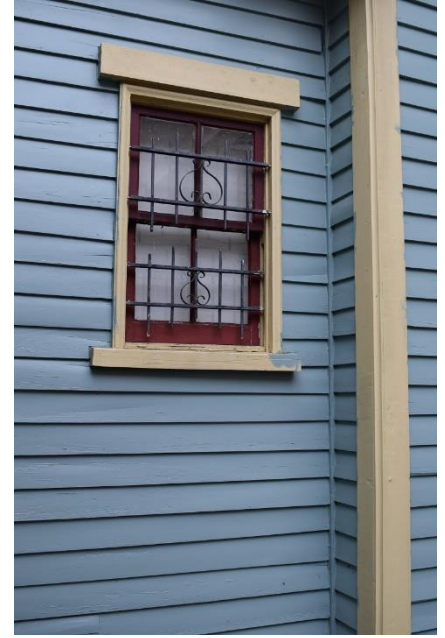


There are still problems with trim boards and missing architectural elements, but no major damage is visible.

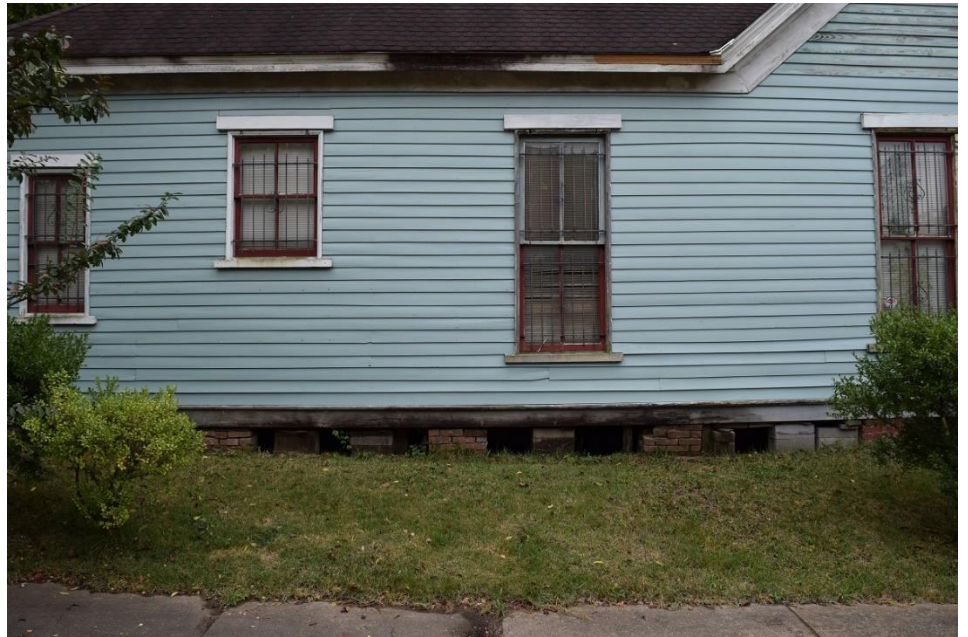


Siding and trim details- additional repair work occurred after October, 2015, but the project had not been completed one year later.

October, 2016 Updates



Porch, siding and window details- evidence of earlier repair work, but porch floor is still damaged.



Additional details- the foundation under the north wall is open and needs attention. Side note: the unusually thick trim boards over the windows appear to have been present in 1987 and 1998 (see pages 3-4)

October, 2016 Updates



Rear corner of house- the roof is aged but still in good condition. Note also the active electric meter.



South foundation- much better condition than the north foundation.

Complaint from Little Rock Downtown Neighborhood Association

DOWNTOWN NEIGHBORHOOD ASSOCIATION

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<http://lr-dna.com>

Facebook: Downtown Little Rock Neighborhood Association

littlerockdna@gmail.com

Founded 1984 {Area: Arkansas River, Dr. Martin Luther King Jr. Dr., Roosevelt Rd., Interstate 30}

July 10, 2015
Boyd Maher, Ex. Dir.
Capitol Zoning District Commission
410 S. Battery St.
Little Rock, AR 72201

Dear Boyd.

Members of the Downtown Neighborhood Associated voted last night to request your agency prevent the loss of 2101 S. Broadway, which is sadly deteriorated, and should be saved.

Please submit this property to the Capitol Zoning Dist. Commission for a resolution of Demolition by Neglect, and proceed with remedies.

Yours Truly,



Robin Loucks,
President